



UNIVERSITY COMMUNITY PLAN

University

COMMUNITY PLAN

Prepared by

The University Community Planning Group

and

City of San Diego Planning Department

202 C Street, MS 4A
San Diego, CA 92101



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

UNIVERSITY COMMUNITY PLAN AMENDMENTS

The following amendments have been incorporated into this March 2005 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
University Community Plan approved.	December 18, 1986		July 7, 1987	R-268789
Applied implementation of CPIOZ "B" and additional development guidelines for specific properties.			January 12, 1988	R-270138
Added an Urban Design Element, made miscellaneous consistency changes, and made modifications to the 1987 community plan required by the Coastal Commission.			January 16, 1990	R-274998



MAYOR

Maureen O'Connor

DEPUTY MAYOR

Abbe Wolfsheimer

CITY COUNCIL

Judy McCarty
Ron Roberts
Gloria McColl
H. Wes Pratt
Ed Struiksma
J. Bruce Henderson
Bob Filner

CITY ATTORNEY

John W. Witt

CITY MANAGER

John Lockwood

PLANNING COMMISSION

Karl ZoBell, Chairman
Ralph Pesqueira, Vice-Chairman
Yvonne Larsen
Chris Calkins
Lynn Benn
Edward Reynolds
Scott Bernet

CITY PLANNING DEPARTMENT

Robert Spaulding, Planning Director
Michael Stepner, City Architect

Planning Staff:

Mary Lee Balko, Deputy Director
Susan B. Baldwin, Senior Planner
Ella Paris, Senior Planner
Mike Westlake, Senior Planner
Marilyn Millikan, Graphics
Karen Y. Brooks, Word Processing

Engineering and Development Staff:

Allen Holden, Jr., Deputy Director
Kris Berg, Senior Traffic Engineer

UNIVERSITY COMMUNITY PLANNING GROUP

Harry L. Mathis, Chairman
Sherm Harmer, Vice-Chairman
Maureen O'Connor, Secretary

George W. Lattimer	Ian S. Trowbridge
Alcina Crull	Patrick Tobin
Bob Vilven	Scott Spencer
Nico Calavita	Jack McRoskey
Barry Rothman	Ellen Lawson
John Walsh	Gina Zanotti
Alice M. Tana	Fred Pierson*
John McQuown	Milt Phegley

Additional members of the University Community Planning Group
at the time of update July 7, 1987.

Ted Owen	H. Steve Sanders
Mark Glies	Nancy D. Miller
Ferdy Tagle	Dr. Mary Wolshok
Mary Grana*	Danielle Warren-Angelucci
Jim Whalen	Roy Johnson*

* Non-Voting Members

City Staff members involved in the Plan update adopted July 7, 1987

Allen M. Jones, Deputy Director
Susan R. Peerson, Associate Planner
Arnold Torma, Senior Traffic Engineer
Phil Sanford, Associate Traffic Engineer

Table of Contents

PREFACE

Plan Organization.....	1
Framework of Existing Planning Documents.....	2

BACKGROUND

Regional Context	9
Planning Area Boundaries.....	9
General Area Setting.....	10
Planning and Development History	12
Overriding Plan Goals.....	14
Plan Summary.....	21

PLAN POLICY ELEMENTS

Urban Design Element	29
Transportation Element	135
Development Intensity Element.....	161
Housing/Residential Element	177
Commercial Element.....	191
Industrial Element	199
Public Facilities Element.....	207
Open Space and Recreation Element	215
Noise Element.....	231
Safety Element.....	239
Resource Management Element	249
General Plan Consistency Element.....	257

IMPLEMENTATION

Facilities Implementation	263
Development Controls.....	264

APPENDIX

Trip Generation Rates Summary	269
-------------------------------------	-----

List of Figures

Figure 1. Framework of Existing Planning Documents	3
Figure 2. Regional Location Map	8
Figure 3. Vicinity Map	11
Figure 4. Generalized Land Use Plan - 1989	20
Figure 5. Extent of Urbanization.....	30
Figure 6. Major Subareas.....	34
Figure 7. 1989 - UCSD Long Range Development Plan	36
Figure 8. Proposed Street Widenings	49
Figure 9. Community Unifying Roads	66
Figure 10. Primary Pedestrian Network	75
Figure 11. Pedestrian Crossings.....	78
Figure 12. Urban Node	82
Figure 13. Torrey Pines Subarea #1	96
Figure 14. Central Subarea #2	110
Figure 15. Miramar Subarea #3	122
Figure 16. South University Subarea #4.....	128
Figure 17. Traffic Volumes 1985-1986.....	136
Figure 18. Existing Transit Service - September 1988	138
Figure 19. Projected Traffic Volumes	145
Figure 20. Recommended Street Network.....	146
Figure 21. Short Range Transit Plan	148
Figure 22. Proposed Light Rail Transit and Shuttle Loop.....	150
Figure 23. Bikeways.....	153
Figure 24. Bicycle Facilities Classifications.....	154
Figure 25. Bicycle Parking	157
Figure 26. Land Use and Development Intensity Subarea	163
Figure 27. Community Plan Implementation Overlay Zone Map	173
Figure 28. Existing Residential Development	178
Figure 29. Residential Densities	182
Figure 30. Residential Infill Parcels - South University.....	185
Figure 31. Single-Family Protection Map	187
Figure 32. Community Commercial Land Use Distribution By Use.....	192
Figure 33. Commercial Land Uses.....	196
Figure 34. Industrial Land Uses	203
Figure 35. School Sites.....	211
Figure 36. Developed and Undeveloped Park Sites.....	219
Figure 37. Open Space Proposals.....	222
Figure 38. Community Noise Level Equivalent Contours (CNEL).....	232
Figure 39. CNEL Compatibility Matrix	233
Figure 40. Geologic Hazards	241
Figure 41. Accident Potential Zones - NAS Miramar.....	242
Figure 42. Land Use Suitability in Accident Potential Zones	243

List of Tables

Table 1.	University Community Plan Land Use Summary	23
Table 2.	Bus Service Characteristics	137
Table 3.	Land Use and Development Intensity	164
Table 4.	Development Intensities - Restricted Industrial.....	168
Table 5.	Existing Residential Densities	177
Table 6.	Community Balance Indicators.....	179
Table 7.	Proposed Residential Density	181
Table 8.	Public School Facilities	207
Table 9.	Existing Park Inventory.....	218
Table 10.	Functions of Community Open Space Areas.....	228